

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2014/0721

DECISION DATE: 30 October 2014

DATE RECEIVED: 05/09/2014

APPLICANT:

Mr Peter Black
Hayhurst Cottage
Pendleton
Near Clitheroe
Lancashire
BB7 1PT

AGENT:

Mr Ron Valovin
9 Green Drive
Clitheroe
Lancashire
BB7 2BB

PARTICULARS OF PROPOSED WORKS: Replacing of plaster with waterproof membrane and plaster skim. Replacing external cement strap pointing with traditional lime mortar pointing.

AT: Hayhurst Cottage Pendleton BB7 1PT

Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Precise specifications, in the form of a method statement, detailing the means by which the existing pointing and gypsum plaster will be removed shall have been submitted to and approved by the Local Planning Authority before the commencement of this element of the works.

Where pointing or gypsum plaster removal results in the loss of historic fabric, work shall cease to these areas pending further advice from the local planning authority's conservation officer.

Reason : In order to safeguard the special architectural and historic interest and significance of the listed building and the character, appearance and significance of Pendleton Conservation Area.

- 3 Precise specifications and samples (in the form of sample panels) of proposed re-pointing and re-plastering shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the special architectural and historic interest and significance of the listed building and the character, appearance and significance of Pendleton Conservation Area.

- 4 This permission shall be implemented in accordance with the proposal as amended by letter received on the 10 October 2014 confirming that existing plaster will be removed, walls allowed to dry out and walls replastered with a lime based plaster.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

Relevant planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

NPPF


NPPG

HEPPG

Policy ENV20 - Proposals Involving Partial Demolition/Alteration of Listed Buildings

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
- 3 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.



**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**